



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
PO BOX 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner

EILEEN SWAN
Executive Director

November 21, 2006

The Honorable Joseph C. Scarpelli
Mayor of Brick Township
401 Chambers Bridge Road
Brick, NJ 08723

**Re: Brick Township Petition for Initial Plan Endorsement
Request for Action Plan extension**

Dear Mayor Scarpelli:

I have received a request from the Brick Township Division of Land Use & Planning for an extension of the Plan Endorsement Action Plan. Per a discussion between our respective staff, I have recommended an extension until February 28, 2007. The Township is welcome to submit its revised petition in accordance with the action plan sooner than this date. OSG will prepare a report to the SPC on the petition's consistency with the State Plan within 60 days of receipt of the Township's submission of the revised petition and associated action plan items. The Township has requested additional time to address the following remaining issues:

Affordable Housing

The Township shall:

- Provide a status update of the court's consideration of its housing plan.
- Provide information about the location (mapping and/or block/lot data) of its proposed major housing sites.
- Provide a copy of its latest COAH monitoring report.

Center Boundaries

The Township shall provide the most updated set of boundaries for its proposed Town Center.

Design Concepts

The Township shall produce design concepts for potential development and redevelopment sites that outline mixed land uses, general design guidelines, and recommendations for zoning amendments or overlays. As Brick Township is significantly built out, these sites represent a key opportunity to begin improving the quality of community planning and design in the town. These concepts will be further developed through the Planning & Implementation Agreement (PIA).

Environmental Issues

The Township shall continue to work with DEP on producing a habitat protection strategy. The Township should also note that the CAFRA consistency items (the “H” items of the Action Plan), while not required for the State Planning Commission’s endorsement, will be necessary for the DEP coastal rules’ recognition of the center.

Petition Report

The Township shall update its petition report as necessary based on the above and any other relevant resulting changes (e.g. PIA, DOT Route 70 study, growth projection data). The report shall demonstrate how the Township’s planning is consistent with the State Plan’s goals, policies, and mapping.

Based on a review of the above issues, I have determined that the requested extension is appropriate and acceptable. The Township will not be determined to have defaulted in its obligations under the approved Memorandum of Understanding by virtue of this extension. The Office of Smart Growth, therefore, expects that the petition will be finalized by February 28, 2007.

By virtue of this extension, the Township may not achieve Initial Plan Endorsement by March 15, 2007, which therefore would cause a temporary lapse in the Township’s center designation until such time that the Township achieves Initial Plan Endorsement by the State Planning Commission and CAFRA center designation by the Department of Environmental Protection subsequently thereafter.

Thank you for commitment to pursuing Plan Endorsement. Please feel free to contact Jung Kim, Area Planner for Ocean County, with any questions or concerns at 609-633-6139 or via email at jkim@dca.state.nj.us.

Sincerely,



Eileen Swan
Executive Director

ES:jk

- c: Michael Fowler, Township Planner
- Tara Paxton, Assistant Planner
- Kim Bogan, Assistant
- Scott R. MacFadden, Township Administrator
- Virginia A. Lampman, Municipal Clerk
- Joseph I. Donald, PP, AICP, Deputy Executive Director, OSG
- Ben Spinelli, Policy Director, OSG
- Jung Kim, PP, AICP, Area Planner, OSG